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| <p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Todd C. Ringstad (State Bar No. 973045)<br/>todd@ringstadlaw.com<br/>Ashley M. Teesdale (State Bar No. 289919)<br/>ashley@ringstadlaw.com<br/>RINGSTAD &amp; SANDERS LLP<br/>4910 Birch Street, Suite 120<br/>Newport Beach, CA 92660<br/>Telephone: 949-851-7450<br/>Facsimile: 949-851-6926</p> <p><input type="checkbox"/> Individual appearing without attorney<br/><input checked="" type="checkbox"/> Attorney for: Thomas H. Casey, Chapter 11 Trustee</p> |  | <p>FOR COURT USE ONLY</p>                       |  |
| <p><b>UNITED STATES BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b></p>   |  |   |  |
| <p>In re:<br/>Arian Mowlavi</p>  |  | <p>CASE NO.: 22-bk-10296-SC<br/>CHAPTER: 11</p> |  |
| <p>Debtor(s).</p>  |  | <p><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p> |  |

|   |                      |
|---|----------------------|
| <b>Sale Date:</b> 07/19/2023  | <b>Time:</b> 1:30 pm |
| <b>Location:</b> Courtroom 5C (via ZoomGov) 411 West Fourth Street, Santa Ana, CA 92701 |                      |

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 07/05/2023

**Description of property to be sold:**

The real property commonly known as 29332 Clipper Way, Laguna Niguel, California

**Terms and conditions of sale:**

Sale subject to overbidding. \$125,000 non-refundable deposit if proposed buyers are approved and fail to close; otherwise the initial deposit will be refunded. As is, where is sale, with no representations or warranties regarding the condition of the property or the improvements thereon.

**Proposed sale price: \$ 1,800,000.00**

**Overbid procedure (if any):**

Minimum \$10,000 initial overbid, \$5,000 bidding increments. Potential overbidders must pre-qualify and tender a \$125,000 deposit to the Trustee at least 3 business days before the hearing. See attached for full Overbid Procedures.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

July 19, 2023 at 1:30 p.m., United States Bankruptcy Court, 411 West Fourth Street, Courtroom 5C, Santa Ana, CA 92701. The hearing will be conducted via ZoomGov. See the Court's tentative ruling posted on the Court's website for instructions on how to attend the hearing.

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

For questions regarding the property or to arrange a viewing, contact:

Bryan Gerlach, Pacific Sotheby's International Realty; 32356 South Coast Highway, Laguna Beach, California 92651; bgerlach@pacificsir.com; 949-241-9059

For questions regarding the sale motion or overbid procedures, contact:

Ashley M. Teesdale, Ringstad & Sanders LLP; 4910 Birch Street, Suite 120, Newport Beach, CA 92660; ashley@ringstadlaw.com; 949-851-7450

Date: 06/21/2023

### **PROPOSED OVERBID PROCEDURES**

A. Only a qualified bidder may submit an overbid. A “qualified bidder” is an individual or entity that provides (i) an executed Purchase Agreement on equivalent terms with a purchase price of no less than \$1,810,000, (ii) a financial statement, business and banking references, proof of funds, or such other financial assurance as may be required in the Trustee’s reasonable discretion to assure the Trustee of the bidder’s ability to consummate the purchase of the Property on the same terms and conditions, other than price, as those proposed in the Purchase Agreement, except that: (1) all cash offers are acceptable; and (2) no additional contingencies except as pre-approved by the Trustee.

B. Each bid, as well as information and/or documentation establishing a bidder’s qualification as a “qualified bidder,” must be received by the Trustee by 5:00 p.m. PDT at least three business days prior to the hearing on this Motion, except as otherwise authorized by the Trustee.

C. The initial minimum overbid must be at least \$10,000.00 over the amount of the proposed sale price, which results in a minimum initial overbid of \$1,810,000. Subsequent overbids shall be in increments of at least \$5,000.00.

D. Each bid must be on the same terms and conditions, other than price, as those proposed in the current Purchase Agreement between the Trustee and the Proposed Buyer, except as authorized by the Trustee.

E. Each bidder must make an earnest money deposit of at least \$125,000.00 which must be tendered to the Trustee by 5:00 p.m. the day prior to the hearing. The deposit must be in the form of a cashier’s check unless otherwise agreed in advance by the Trustee. The overbidder will be informed that the deposit is a non-refundable deposit if they are the successful bidder and unable to consummate the sale.

F. The Trustee reserves the right, in his exercise of reasonable business discretion, to determine the most favorable bid considering all factors, and shall recommend confirmation of the most favorable bid by the Court. All overbids must be on the same terms and conditions as set forth herein, or such other terms and conditions as the Trustee in his sole discretion may determine are no less favorable to the Estate.

The Trustee believes that the foregoing procedures will provide for an orderly completion of the sale of the Property by permitting all bidders to compete on similar terms, and will allow the Trustee, all interested parties, and the Court to compare competing bids to realize the greatest possible benefit to the Estate.

### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 4910 Birch Street, Suite 120, Newport Beach, CA 92660.

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On June 21, 2023, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- **Thomas H Casey (TR)** msilva@tomcaseylaw.com, thc@trustesolutions.net
- **Michael J Hauser** michael.hauser@usdoj.gov
- **Karen S. Naylor** Becky@ringstadlaw.com,  
Karen@ringstadlaw.com;Arlene@ringstadlaw.com
- **Thomas J Polis** tom@polis-law.com, paralegal@polis-law.com;r59042@notify.bestcase.com
- **Todd C. Ringstad** becky@ringstadlaw.com, arlene@ringstadlaw.com
- **Nanette D Sanders** becky@ringstadlaw.com, arlene@ringstadlaw.com
- **Ashley M Teesdale** ashley@ringstadlaw.com,  
becky@ringstadlaw.com;arlene@ringstadlaw.com
- **Tamar Terzian** tamar@terzlaw.com, sandra@terzlaw.com
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov
- **J Scott Williams** jwilliams@williamsbkfirm.com, g24493@notify.cincompass.com

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On June 21, 2023, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on June 21, 2023, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Scott C. Clarkson  
411 West Fourth Street, Ste. 5130  
Santa, CA 92701-4593

Except for documents over 25 pages, including exhibits, the requirement to deliver judges' copies of documents to chambers (LBR 5005-2(d)) continues to be temporarily suspended.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

June 21, 2023

*Date*

Becky Metzner

*Printed Name*

/s/ Becky Metzner

*Signature*

## Special Notice Service List

CDC Small Business Finance  
2448 Historic Decatur Rd., Suite 200  
San Diego, CA 92106

Hahn Fife & Company LLP  
1055 E. Colorado Blvd #5  
Pasadena, CA 91106-2371

M&J Star Construction, Inc.  
23482 Peralta Dr., Suite D1  
Laguna Hills, CA 92653-1733

AM Cosmetic Surgery Clinics Inc.  
32406 Coast Hwy #1  
Laguna Beach, CA 92651-6783

Sunbrite Pools  
2549 Eastbluff Dr., Suite 389  
Newport Beach, CA 92660-3500

Antonious Abraham PA-C  
99 Corn Rd  
Bolton, MA 01740-1055

U.S. Bank  
P.O. Box 21948  
Eagan, MN 55121-0948

Arian Mowlavi  
1 Walking Stick  
Laguna Niguel, CA 92677

Sarvnaz Homa Younpour  
1 Walking Stick  
Laguna Niguel, Ca 92677

U.S. Bank National Association  
c/o US Bank Home Mortgage  
4801 Frederica Street  
Owensboro, KY 42301-7441

Emmanuel Addo MD  
14662 Newport Avenue  
Tustin, Ca 92780-6-64

Franchise Tax Board  
Bankruptcy Section MS A340  
P.O. Box 2952  
Sacramento, CA 95812-2952

James Gardner  
32406 Coast Hwy #1  
Laguna Beach, Ca 92651-6783

Internal Revenue Service  
Centralized Insolvency Operations  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Laguna Surgery Institute LLC  
32406 Coast Hwy #1  
Laguna Beach, CA 92651-6783

**RETURNED MAIL-UNDEL-UNABLE TO FORWARD**  
~~Siva Natarajan MD~~  
~~1200 N State St., Ste. 14901~~  
~~Los Angeles, CA 90089-1001~~

Maryam Taheri  
c/o Majid Safaie  
3187 Red Hill Ave., Ste. 115  
Costa Mesa, Ca 92626-3480

Patient #810  
Sally Ruiz  
1730 S. William Miller Dr.  
Anaheim, CA 92804-6424

**RETURNED MAIL-NOT AT THIS ADDRESS-  
UNABLE TO FORWARD**  
~~Sean Satey MD~~  
~~8929 University Center Ste 205~~  
~~San Diego, CA 92122-1008~~